

149 Prestwick Park SE
Calgary, Alberta**MLS # A2217079****\$575,000**

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NONE

Modernly updated, move-in ready home on an oversized corner lot! The expansive front veranda welcomes guests and invites peaceful morning coffees with tranquil treelined street views. Inside this beautiful home are updated wide plank flooring, a neutral colour pallet and stylish décor. The living room invites relaxation while floor-to-ceiling windows stream in sunny south exposure. Spend cool evenings with your feet up in front of the 3-sided fireplace. The other side of the fireplace creates a warm and inviting atmosphere in the dining nook. Strikingly updated, the kitchen inspires culinary adventures featuring contemporary countertops, stainless steel appliances, full-height cabinets, a pantry for extra storage, timeless subway tile and a centre island with casual breakfast bar seating. Chic wallpaper graces the updated powder room adding a whimsical touch to the décor. The primary bedroom on the upper level is a spacious owner's retreat with a large walk-in closet and a private 4-piece ensuite. 2 additional bedrooms are also on this level along with a beautifully updated 4-piece main bathroom. Gather in the massive rec room in the finished basement and enjoy family movies and games nights. This great space can easily be divided by furniture to create separate zones for work, fitness and play. A flex room further adds to the versatility for guests or a home office that can easily be expanded and converted to a 4th bedroom. A sprawling back deck encourages casual barbeques and lazy weekends unwinding while the kids play in the extra-large, wrap-around yard. Further adding to the allure of this fantastic home is a double detached garage keeping vehicles safely out of the elements. Additional updates include new roof shingles, a new fence and a new hot water in approximately 2015. This unparalleled community boasts a splash park in the summer,

a winter skating rink and many playgrounds, parks and green spaces. Schools are within walking distance as are transit and the wide range of amenities, groceries, diverse shops and numerous eateries along High Street in this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. Truly an exceptional location for this outstanding home that exudes pride of ownership throughout!